Agenda – Council – January 25, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2017

Item No. 5 Opening – North Side of Maginot Street at Speers Road – Proposed Street Opening and Public Lane Rededication (St. Boniface Ward) File DAO 4/2016

STANDING COMMITTEE RECOMMENDATION:

On January 18, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the street opening as shown on Misc. Plan No. 11200/4 be approved.

2. That the public lane rededication as shown on Misc. Plan No. 11200/4 be approved.

3. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No. 11200/4.

4. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 18, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 5, 2016, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: **NORTH SIDE OF MAGINOT STREET AT SPEERS ROAD – PROPOSED STREET OPENING AND PUBLIC LANE REDEDICATION: FILE DAO 4/2016**

Critical Path: **RIEL COMMUNITY COMMITTEE – STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT – EXECUTIVE POLICY COMMITTEE – COUNCIL**

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
M. Pittet	J. Kiernan	N/A	N/A

RECOMMENDATIONS

1. That the proposed street opening as shown on Misc. Plan No. 11200/4 be approved.

2. That the proposed public lane rededication as shown on Misc. Plan No. 11200/4 be approved.

3. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No. 11200/4.

4. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

REASON FOR THE REPORT

All street openings and right of way rededications not previously approved by Council require the consideration of the Community Committee.

EXECUTIVE SUMMARY

The subject opening is City owned land which adjoins additional City property being sold to Qualico Developments (Winnipeg) Ltd. It has been excluded from the sale because it is required for future roadway improvements and intersection upgrades at this location. As a condition of the Offer to Purchase, Qualico is required to submit a DAO application as well as

cover all costs for the opening requirement. The rededication of the public lane will provide a uniform designation to the entire widening area on the north side of Maginot Street.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no policy, regulatory, environmental, human resource or general implications associated with the recommendations.

All costs associated with the street opening and public lane rededication are the responsibility of the applicant. There are no financial implications for the City of Winnipeg.

HISTORY/DISCUSSION

In October of 2015, the Real Estate Division accepted an Offer to Purchase from Qualico Developments (Winnipeg) Ltd. for the acquisition of surplus City land identified as “City Property Available for Sale” on the attached copy of Misc. Plan No. 11200/4. The subject opening was excluded from the sale because it was required for roadway improvements to the Maginot Street and Speers Road intersection. One of the conditions of approval was for the Purchaser to submit an opening application (DAO) for the future street widening. An Addendum to the Offer to Purchase furthermore required the Purchaser to submit a closing application (DAC) to effect the closing of the unimproved north/south and east/west lane adjoining the City property being sold.

Qualico has now submitted both opening and closing applications for the Maginot property. The subject opening fulfills part of the condition of approval. The lane closing is being held in abeyance pending the final determination of the extent of the westerly closing boundary.

Discussion

The Planning, Property and Development Department has received an application from Qualico Developments (Winnipeg) Ltd. to open the north side of Maginot Street so identified on the attached copy of Misc. Plan No. 11200/4. The opening is required in order to facilitate future roadway improvements and intersection upgrades at this location.

The rededication of part of the Public Lane on either side of the opening area will provide a uniform designation of “Maginot Street” to the entire length of the widening.

CONSULTATION

In preparing this Report there was consultation with:

Internal Consultation:

There was consultation with the affected Civic departments.

External Consultation:

Manitoba Hydro, Centra Gas, MTS Inc. and Shaw Cablesystems.

OURWINNIPEG POLICY ALIGNMENT

Section 235 of *The City of Winnipeg Charter* states that *"…public works, undertakings and development in the city must be consistent with Plan Winnipeg or any secondary plan."*

The subject opening does not contravene *OurWinnipeg* or the *Complete Communities Direction Strategy* and generally aligns with their overall vision and key directions.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Services
Prepared by:	Bohdan Buyachok, Real Property Officer
Date:	November 14, 2016
File No.	DAO 4/2016

Attachments

Appendix "A" – Administrative Approval/Comments

Appendix "B" – Miscellaneous Plans and Aerial View

O:\Reports Directive\Land Development, Geomatics and Land Information Services\Geomatics\DAO 4.16 RPT_Maginot

V:\development applications\daoc\dev application2016\dao4_2016\final_report\dao4.16 rpt

APPENDIX "A"

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections or conditions to the street opening and public lane rededication.

Administrative Comments

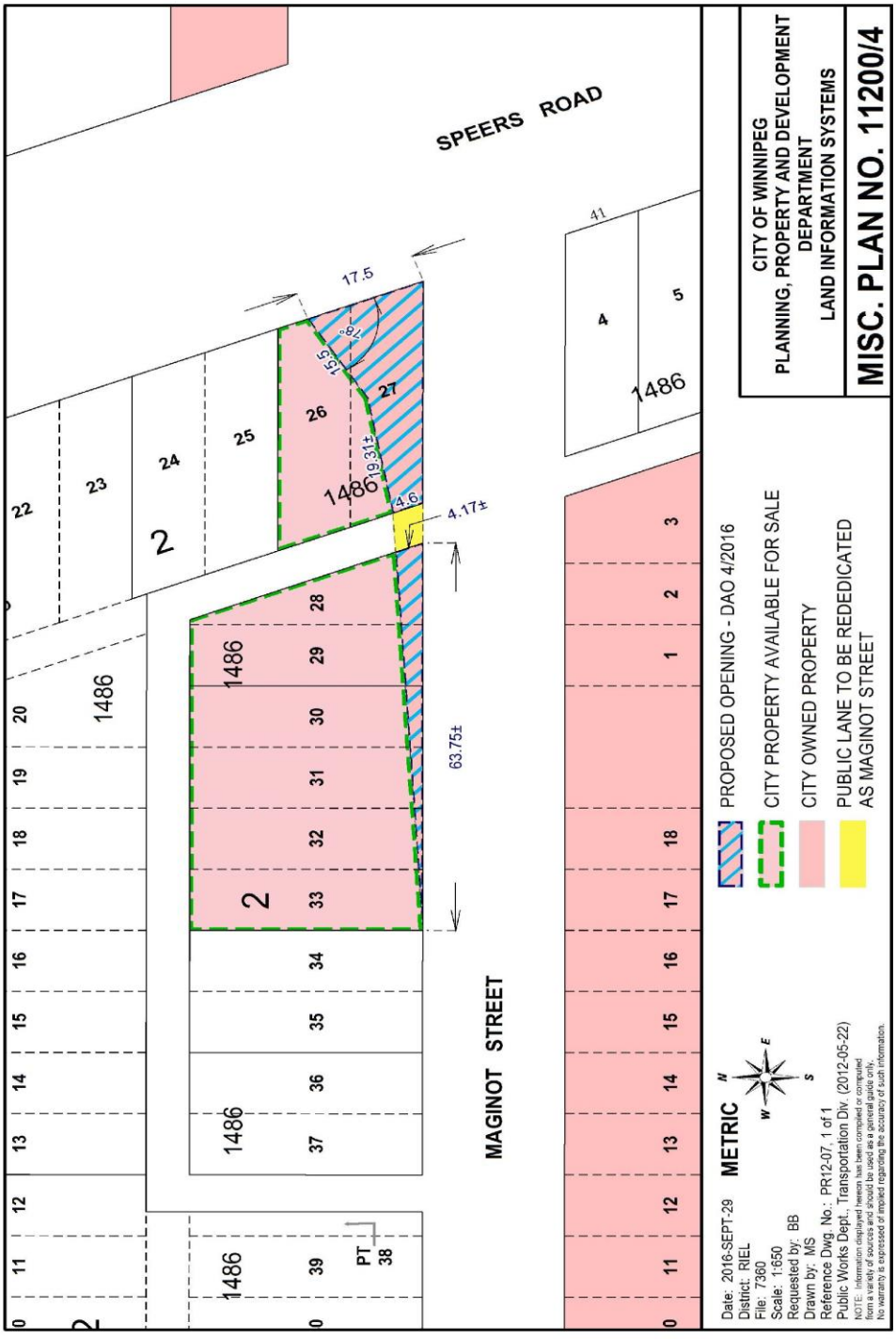
The Assessment and Taxation Department has advised of the following pertaining to the subject property:

Roll #06021019000
PAID OUT Local Improvement Project 2654
25' x 6" Concrete Street Pavement
Term 1997 - 2006, Assessment Bylaw 695297.

Roll #06021018000
PAID OUT Local Improvement Project 2654
25' x 6" Concrete Street Pavement
Term 1997 - 2006, Assessment Bylaw 695297.

APPENDIX "B"

Miscellaneous Plan



Aerial View of Subject Opening

